



TOWN OF PAGOSA SPRINGS HISTORIC PRESERVATION BOARD
REGULAR MEETING MINUTES
WEDNESDAY, MARCH 6, 2013 @ 4:00P.M.
TOWN OF PAGOSA SPRINGS, TOWN HALL, SMALL CONFERENCE ROOM

- I. Call to Order / Roll Call** – Andre Redstone (AR), Wendy Sutton (WS) were present. Vice Chair Sutton Chaired the meeting.
- II. Approval of Minutes:**
A. Approval of February 13, 2013 meeting minutes was tabled until next meeting.
- III. Sign Review:**
A. Sign application for 456 Pagosa Street for SW Elegance.
The applicant proposes a new hanging sign below the deck structure overhanging the sidewalk, consistent with the neighboring 4 Seasons Real Estate business Sign, with 8 foot clearance to bottom of sign and size.
~ The HP design guidelines recommends 8.5 feet clearance, however, with the deck overhang and supporting structure, and the existing sign next door at 8 foot clearance (which is enough for head clearance), 8 foot clearance would not provide a negative appearance.
~ As far as colors, the attached is the business logo colors. The green is consistent with Rookwood Jade from the HPB approved SW Victorian Exterior Color Palette, however, the yellow is a little brighter than the Birdseye Maple from the HPB approved SW Arts & Crafts Exterior Color Palette. The HPB has approved logo colors in the past, most recently a few years ago with the Centurylink Sign on Lewis Street.
~ The proposed hanging sign size is 5.33 sq ft. The HP design guidelines allow up to 8 sq ft in size.
CK Motioned to *"Approve the Proposed Hanging Sign Application finding the proposed sign for Southwest Elegance complies the Town's LUDC and the Historic Business District and Local Landmark Design Guidelines for signs for a locally listed property"*, AR seconded the motion which was unanimously approved.
- B. Sign application for 274 Pagosa Street for the Riff Raff Brewery.
The applicant proposes a freestanding sign that will be:
~ Installed the existing sign post structure.
~ Sign posts and structure will be painted a non-glossy white, as currently exists.
~ 13.5 feet tall, complying with the 15 foot high limit per LUDC section 6.12.4.2.
~ Less than 25 sq ft in size complying with the Historic Business District and Local Landmark Design Guidelines for signs.
~ Sign Materials will be Cut Metal painted satin black with natural rusting metal elements with some background painted white.
~ Illumination for the upper sign is proposed to be an indirect glow, with White LED lights attached to the back of raised text and around cut out text. The illustration supplied and attached, displays a yellow glow, however the lights will be white LED's providing a glow on non-glossy Black painted metal and natural rusting metal surfaces. The lower sign is proposed to be illuminated with a gooseneck lamp or LED Light fixture providing external illumination to be directed at the sign only.
~ The sign is offset at least 1 foot from the back edge of the Sidewalk complying with LUDC Section 6.12.4.3.d.
AR Motioned to *"Approve the Proposed Freestanding Sign Application finding the proposed sign for the Riff Raff Brewery complies the Town's LUDC and the Historic Business District and Local Landmark Design Guidelines for signs for a locally listed property"*, CK seconded the motion which was unanimously approved.

IV. Landmark Designations: NA.

V. Alteration Certificate Review:

A. 274 Pagosa Street, Alteration Certificate Application for proposed mechanical equipment screen and yard fence.

The Town has received an application for an Alteration Certificate for 274 Pagosa Street, for the screening around a new Glycol Chiller Unit to be placed along the west property line at the rear end of the building, and for a yard fence delineating the outdoor beer garden. 274 Pagosa Street is not within the historic district, but is a listed local landmark, requiring an alteration certificate for exterior alterations, per LUDC section 8.5.

The applicant has just purchased the property and is opening a new Brewery and Restaurant (opening date approximately April 2013) at this location and proposes the installation of the Glycol Chiller set on a concrete pad and a new yard fence.

The applicant has supplied a complete application packet that includes:

- 1) Complete LUDC application sheet and required \$50 fee.
- 2) Complete Alteration Certificate Application sheet.
- 3) Signed agreement for payment of fees.
- 4) Evidence of ownership under Blackhead Properties, LLC.
- 5) Evidence of property taxes due with a \$0 balance.
- 6) General Development letter of explanation.
- 7) Photographs of chiller unit and proposed fence.

The Fence is proposed to be a Wood Picket Fence, painted a non-glossy white.

The Screening Fence around the Glycol Chiller unit will be the same fencing material and color, except the fence slats will be butted up against each other or offset on both sides of the fence railing to completely screen the unit from site.

AR Motioned to *"Approve the gooseneck air intake roof vent and the mushroom style exhaust fan roof vent both to be colored to blend in with existing roof, with the understanding the applicant will consider screening options for the mushroom vent and present to the HPB at a later date, and approved the proposed swooping wood picket fence to be painted white and approved the same fence as screening around the glycol chiller"*, CK seconded the motion which was unanimously approved.

VI. Tax Credit Review: NA.

VII. Project Review: NA.

VIII. Decision Items:

A. Local Public Presentation of the benefits of Heritage Tourism & Historic Preservation
Staff has secured April 3rd between 5pm & 7pm for the community presentation on the benefits of Heritage Tourism and Historic Preservation with Dan Corson, the Intergovernmental Services Director from the Office of Archaeology and Historic Preservation (History Colorado) and Laura Grey, the Heritage & Agritourism Program Manager, from the State Tourism Office. The event is scheduled in the Community Center Gymnasium.

B. Historic Preservation Month Activities.

The Poster contest has been opened up to all student age groups. Advertising will begin soon. The Local Theme shall be *"Celebrating Pagosa Springs Cultural Heritage"*. Chrissy is working on the Lewis Street Party on May 11.

IX. Discussion Items: NA

X. Reports and Comments:

A. Planning Directors report:

B. Next Scheduled Town meetings:

~ Town Council:

Thursday March 21, 2013 at noon and Tuesday April 2, 2013 at 5pm.

~ Planning Commission:

Special Meeting Scheduled on March 19, 2013.

~ HPB:

Wednesday, March 13, 2013 at 4pm in Town Hall.

XI. Adjournment: Meeting Adjourned at 5:45pm.

Wendy Sutton, HPB Vice-Chair